

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT) (ENGLAND) ORDER 2015**

**Direction Made under Article 4(1)**

**HOLTON CONSERVATION AREA  
AMENDED AREA 2025**

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)  
ORDER 2015 (AS AMENDED)

DIRECTION MADE UNDER ARTICLE 4(1)

HOLTON CONSERVATION AREA

WHEREAS the Council of the District of East Suffolk being the appropriate Local Planning Authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the Order") are satisfied that it is expedient that development of the descriptions set out in the First Schedule should not be carried out within the area of land designated in the Second Schedule, such land being outlined in red on the plan annexed hereto, unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

NOW THEREFORE the Council in pursuance of the power conferred on it by Article 4(1) of the Order HEREBY DIRECTS that the permission granted by Article 3 of the Order shall not apply to the development specified in the First Schedule in respect of the land described in the Second Schedule.

For the purposes of this Direction the expression 'relevant location' (wherever it may appear) shall mean a highway, waterway or open space.

FIRST SCHEDULE

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being the development comprised of Class A of Part 1 of Schedule 2 of the Order where any part of the enlargement, improvement or other alterations would front a relevant location.
- (b) The enlargement or alteration of a dwellinghouse consisting of an addition or alteration to its roof, being the development comprised of Class B and Class C of Part 1 of Schedule 2 of the Order where any such alteration would be to a roof slope which fronts a relevant location.
- (c) The erection or construction of a porch outside any external door of a dwellinghouse, being the development comprised within Class D of Part 1 of Schedule 2 of the Order where any such alteration would front a relevant location.
- (d) The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas, being the development comprised within Class E of Part 1 of Schedule 2 of the Order, where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the

part of the building or enclosure maintained, improved or altered would front a relevant location.

- (e) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or the replacement in whole or in part of such a surface, being the development comprised within Class F of Part 1 of Schedule 2 of the Order where the hard surface would front a relevant location.
- (f) The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse, being the development comprised within Class G of Part 1 of Schedule 2 of the Order where any such alteration would be to a wall or roof slope which fronts a relevant location.
- (g) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being the development comprised within Class A of Part 2 of Schedule 2 of the Order where the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location.

## SECOND SCHEDULE

Marwood Sandy Lane Holton Halesworth Suffolk IP19 8PJ
Primrose Cottage Sandy Lane Holton Halesworth Suffolk IP19 8PJ
Almond Cottage Sandy Lane Holton Halesworth Suffolk IP19 8PJ
1 Bungay Road Holton Halesworth Suffolk IP19 8PL
2 Bungay Road Holton Halesworth Suffolk IP19 8PL
St Julians Cottage 2 Sandy Lane Holton Halesworth Suffolk IP19 8PJ
St Peters Church Beccles Road Holton Suffolk IP19 8NG
Oak Tree Cottage Mill Road Holton Halesworth Suffolk IP19 8PP
1 Well Cottage The Street Holton Halesworth Suffolk IP19 8PN
2 Well Cottage The Street Holton Halesworth Suffolk IP19 8PN
Nelly Cottage Mill Road Holton Halesworth Suffolk IP19 8PP
York Cottage 1 The Street Holton Halesworth Suffolk IP19 8PH
2 The Street Holton Halesworth Suffolk IP19 8PH
3 The Street Holton Halesworth Suffolk IP19 8PH
4 The Street Holton Halesworth Suffolk IP19 8PH
5 The Street Holton Halesworth Suffolk IP19 8PH
6 The Street Holton Halesworth Suffolk IP19 8PH
Old Coach House Beccles Road Holton Halesworth Suffolk IP19 8NG
The Old Rectory Beccles Road Holton Halesworth Suffolk IP19 8NG
Bridge Cottage Mill Road Holton Halesworth Suffolk IP19 8PP
Brookside Cottage Mill Road Holton Halesworth Suffolk IP19 8PP
The Lord Nelson Inn Mill Road Holton Halesworth Suffolk IP19 8PP
Millrising Mill Road Holton Halesworth Suffolk IP19 8PP
Millside Cottage Mill Road Holton Halesworth Suffolk IP19 8PP
St Marys Cottage Mill Road Holton Halesworth Suffolk IP19 8PP

Avondale Farm Southwold Road Holton Halesworth Suffolk IP19 8PW
Blyth View Southwold Road Holton Halesworth Suffolk IP19 8PW
Cherry Tree Inn Southwold Road Holton Halesworth Suffolk IP19 8PW
Holton House Southwold Road Holton Halesworth Suffolk IP19 8PW
Mill House Southwold Road Holton Halesworth Suffolk IP19 8PW
Stone Cottage Southwold Road Holton Halesworth Suffolk IP19 8PW
Albertine The Street Holton Halesworth Suffolk IP19 8PN
Centre Place The Street Holton Halesworth Suffolk IP19 8PN
Colt Cottage The Street Holton Halesworth Suffolk IP19 8PN
Fern Cottage The Street Holton Halesworth Suffolk IP19 8PH
Fiveways The Street Holton Halesworth Suffolk IP19 8PN
Forge House The Street Holton Halesworth Suffolk IP19 8PN
Green Gables The Street Holton Halesworth Suffolk IP19 8PN
High Mill View The Street Holton Halesworth Suffolk IP19 8PN
Holton Lodge The Street Holton Halesworth Suffolk IP19 8PN
Honeysuckle Cottage The Street Holton Halesworth Suffolk IP19 8PN
Lytton Cottage The Street Holton Halesworth Suffolk IP19 8PN
Mill Cottage Mill Road Holton Halesworth Suffolk IP19 8PP
Montagu Cottage Sandy Lane Holton Halesworth Suffolk IP19 8PJ
Myrtle Cottage Mill Road Holton Halesworth Suffolk IP19 8PP
St Julians House The Street Holton Halesworth Suffolk IP19 8PN
The Cottage The Street Holton Halesworth Suffolk IP19 8PH
The Homestead The Street Holton Halesworth Suffolk IP19 8PN
4 Sandy Lane Holton Halesworth Suffolk IP19 8PJ
The White House The Street Holton Halesworth Suffolk IP19 8PN
1 Sandy Lane Holton Halesworth Suffolk IP19 8PJ
3 Sandy Lane Holton Halesworth Suffolk IP19 8PJ
Halfpenny Bungay Road Holton Halesworth Suffolk IP19 8PL
Millbrook The Street Holton Halesworth Suffolk IP19 8PN
Garden Cottage Mill Road Holton Halesworth Suffolk IP19 8PP
Rambler Cottage Mill Road Holton Halesworth Suffolk IP19 8PP
Rose Cottage Mill Road Holton Halesworth Suffolk IP19 8PP
Driftwood Cottage The Street Holton Halesworth Suffolk IP19 8PN
1 Cherry Tree Cottage Southwold Road Holton Halesworth Suffolk IP19 8PW
2 Cherry Tree Cottage Southwold Road Holton Halesworth Suffolk IP19 8PW
3 Cherry Tree Cottage Southwold Road Holton Halesworth Suffolk IP19 8PW
The Old Post Office Mill Road Holton Halesworth Suffolk IP19 8PP
6A Church View Holton Halesworth Suffolk IP19 8PB
Holton St Peter Primary School Bungay Road Holton Halesworth Suffolk IP19 8PL

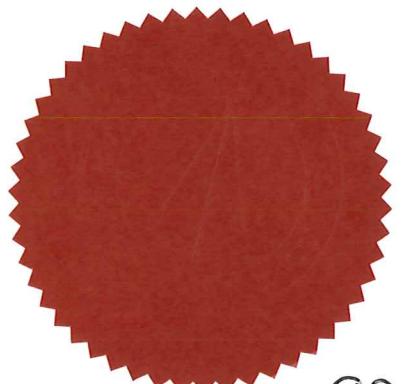
**THIS DIRECTION** is made under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the Order") on 7th April 2025 and confirmed on 7th July 2025 in accordance with paragraphs 1(9) and (10) of Schedule 3 of the Order.

The direction comes into force on **4th August 2025**.

Confirmed under the Common Seal of East Suffolk Council this 1<sup>st</sup> Day of JULY 2025  
The Common Seal of the Council was affixed to this Direction in the presence of:

RA MARTIN CLARK

Authorised Officer



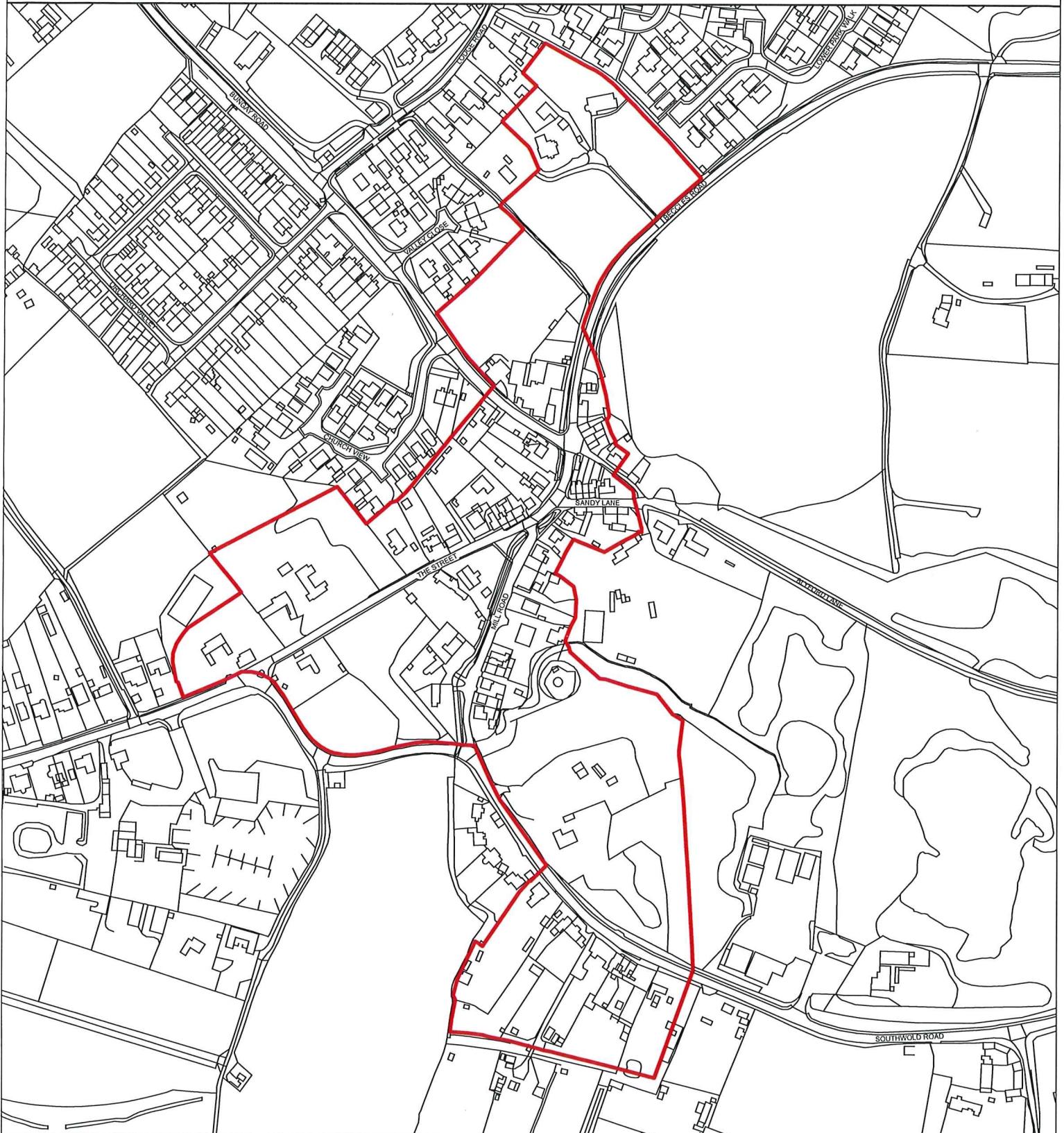
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# Holton

Article 4 (1)



4 August 2025



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